

3-45: LARGE SCALE UTILITY LINE INSTALLATION

A. INTENT

The intent of this section is to allow the installation of major electric power, natural gas, and water transmission lines while meeting the responsibility to provide for the health, safety, and general welfare of the public and protect the environment. Whenever approving a large scale utility line project, the procedures of section 17-27-303 of the Utah Code Annotated shall be followed to amend the general plan.

B. SCOPE

Large-scale utility line installations shall be permitted only in those zones where such are listed as a permitted conditional use, and permits granted only in compliance with this ordinance and the regulations of this section. Only the following large-scale utility line installations may be granted permits:

1. Electric power transmission lines (capacity of sixty-nine [69] kv or more).
2. Gas transmission lines (design pressure of six hundred [600] psi or more, or a pipe diameter or sixteen [16] inches or more).
3. Water transmission facilities (capacity of two hundred [200] second-feet or more).

C. APPROVAL OF PLANS AND DOCUMENTS

Before a permit can be issued for any construction connected with a large-scale utility line installation, the overall plans, together with documents pertaining to the development, must be submitted and approved as hereinafter set forth.

1. Application and Meeting with Zoning Administrator

Application forms to appear before the Planning Commission and County Commission for a large-scale utility line installation shall be obtained from the Zoning Administrator and must be properly completed to initiate the approval process. Prior to applying, the applicants should meet with the Zoning Administrator to become familiar with the approval process.

2. Planning Commission Review and Recommendation

All applications and plans for a large-scale utility installation shall constitute an application for amendment to the general plan of Utah County and submitted to the Planning Commission for its recommendations. The Planning Commission shall schedule and hold a public hearing on the proposal, publishing a notice of hearing at least once, eight days before the hearing in a newspaper of general circulation in the county. After holding a hearing and reviewing the proposed plans, the Planning Commission shall recommend approval, disapproval, or changes in the proposal, and the reasons therefore, to the County Commission.

3. County Commission Hearing

Upon receipt of the application, plans and recommendation from the Planning Commission, the County Commission shall schedule a hearing and publish notice of the time, place, and purpose of the hearing at least once 14 days prior to the hearing in a newspaper having general circulation in the county.

4. Conditional Approval

After the hearing, the County Commission may approve the application and plan as submitted as an amendment to the general plan, may amend the plan and approve the application with such amendment as an amendment to the general plan, or refuse to amend the general plan and reject the application, and may base its findings on the hearing, the recommendations of the Planning Commission, or other facts it has gathered in its deliberative process.

5. Conditional Use Permit and Bond

Upon approval of an amendment of the general plan for the utility line installation, the County Commission may authorize the Zoning Administrator to issue a building permit to commence construction and to state the conditions that apply to such permit. Where public road cuts or considerable grading or other disruptive work will be involved in the construction of the line, the County Commission may require the installers to post a bond to guarantee the conditions of approval will be met. The bond shall be returned at the completion of work and upon meeting the conditions of approval.

6. Reproducible Drawing

The Zoning Administrator shall obtain a reproducible drawing of the location of the large-scale utility line from the applicant as part of the building permit process, which drawing shall be of design that is suitable for inclusion in the general plan.